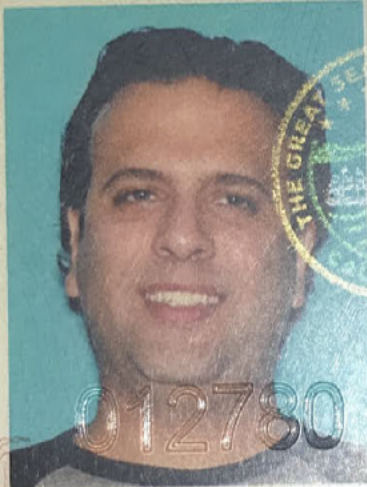


California

USA

DRIVER LICENSE

FEDERAL
LIMITS
APPLY

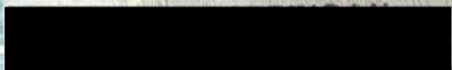


012780



EXP 01/27/2024

LN BRAIDI
FN FREDDY

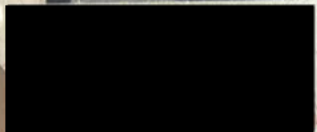
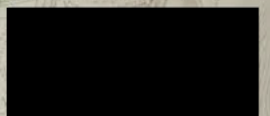
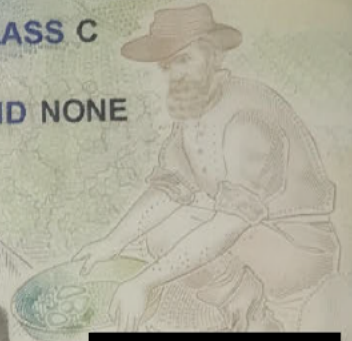


DOB 01/27/1980

PSTR CORR LENS

CLASS C

END NONE



SEX

HGT

DOB

HAIR

WGT

EYES

ISS



Home Sharing Affidavit

October 1, 2019

Freddy Braidy is my tenant at 1999 Sycamore Avenue, Los Angeles, 90068
I approve of his participation in Home-Sharing.

Property Owner: 1999 Sycamore, LLC



By: Robert Haro
Its: Managing Director



Freddy Braidy

leases to Lessee and Lessee does hereby take, accept and hire from Lessor the Premises hereinafter described for the period, at the rental and subject to and upon the terms and conditions herein set forth as follows:

1. Basic Lease Provisions:

(a) **The Premises.** Lessor hereby leases to Lessee a portion of that certain real property known as the hotel units located at 1999 N. Sycamore Ave., Hollywood, CA 90068 (the "Property") as set forth herein. The hotel buildings, which are the subject of this Lease are as depicted on **Exhibit A** hereto, which building are collectively referred to as the "Buildings." Within the Buildings are twenty eight (28) units (collectively the "Units" and individually, a "Unit") as identified on **Exhibit B** which are or will be available for rental. The Buildings and the Delivered Units (as defined in paragraph 1(e)(iii)) are collectively referred to herein as the "Premises")

(b) **Term Commencement Date.** The term of this Lease shall commence on January 1, 2018 (the "Commencement Date.")

(c) **Lease Anniversary Date.** The Anniversary Date of this Lease shall be each January 1 of each calendar year during the terms of this Lease, starting as of January 1, 2019.

(d) **Lease Term Expiration Date.** The term of this Lease shall expire on December 31 2027, subject to the provisions of paragraph 61 below.

(e) **Delivery of the Units.**

(i) On the Commencement Date, Lessor will deliver fifteen (15) of the twenty-eight (28) Units to Lessee in furnished condition.

(ii) On or before February 1, 2018, Lessor will deliver an additional ten (10) Units to Lessee, in furnished condition.

(iii) The Units delivered by Lessor to Lessee shall collectively be referred to herein as the "Delivered Units."

(iv) Notwithstanding anything to the contrary set forth in this Lease, Lessor shall have the right, at any time to enter into the Buildings for the purpose of accessing and improving such of the Units which have not been delivered to Lessee.

(f) **Monthly Base Rent for the Units.** The "Monthly Base Rent" payable by Lessee to Lessor shall be as follows:

(i) Lessee shall pay rent of \$2,000.00 per month for each Unit delivered by Lessor to Lessee.

(ii) As of the Commence Date, Lessee shall pay Monthly Base Rent of \$30,000 per month based upon the initial delivery of 15 Units by Lessee to Lessor.

(g) **The "Monkey House"** In addition to the Units, there is a space located

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year first above written.

LESSOR:

1999 Sycamore, LLC
a California limited liability company

By: CSM Sycamore, LLC
a Delaware limited liability company
Its Manager

By: Capital Stone Management, Inc.
a California corporation
Its Sole Member

By: _____
Cole Harris, CEO

By: _____
Cole Harris, Secretary

LESSEE:

HH Hotel, LLC

By: Boulevard Nightlife Group, LLC
a California limited liability company

By: _____
Freddy Braidy, Manager

(Remainder of Page Intentionally Left Blank)

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CEDAR RESTAURANT GROUP LLC

1999 N. SYCAMORE AVE.
LOS ANGELES, CA 90068



JPMorgan Chase Bank, N.A.
www.Chase.com

90-7162/3222

10/1/2019

TO THE
ORDER OF Freddy Braidi

\$



Seven Thousand and 00/100*****

DOLLAR




AUTHORIZED SIGNATURE

